



PMI DENVER METRO

Financial Report Package

June 2022

Prepared for

The Village at Highlands Ranch

By

PMI Denver Metro

Balance Sheet

The Village at Highlands Ranch
End Date: 06/30/2022

Date: 7/14/2022
Time: 6:41 pm
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	Operating	Reserve	Total
Assets			
Operating Accounts			
CenterState Bank - Operating Acct	\$ 2,544.04	\$ -	\$ 2,544.04
US Bank - Operating Acct	24,805.83	-	24,805.83
Total: Operating Accounts	\$ 27,349.87	\$ -	\$ 27,349.87
Reserve Accounts			
CenterState Bank - Reserve	-	15,221.34	15,221.34
US Bank - Reserve	-	132,266.24	132,266.24
Due to Reserves	-	(26,077.80)	(26,077.80)
Total: Reserve Accounts	\$ -	\$ 121,409.78	\$ 121,409.78
Accounts Receivable			
AR - Accounts Receivable	998.00	-	998.00
Total: Accounts Receivable	\$ 998.00	\$ -	\$ 998.00
Total: Assets	\$ 28,347.87	\$ 121,409.78	\$ 149,757.65
Liabilities & Equity			
Due from Operating	(26,077.80)	-	(26,077.80)
Prepaid Assessment	17,051.00	-	17,051.00
Reserve Fund	-	132,850.75	132,850.75
Operating Fund	(22,474.52)	-	(22,474.52)
Working Capital	14,800.00	-	14,800.00
Net Income Gain/Loss	-	22,834.53	22,834.53
Net Income Gain/Loss	10,773.69	-	10,773.69
Total: Liabilities & Equity	\$(5,927.63)	\$ 155,685.28	\$ 149,757.65

Income Statement - Operating

The Village at Highlands Ranch
6/1/2022 - 6/30/2022

Date: 7/14/2022

Time: 6:41 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Assessment Income							
4000-00 Assessment General	\$20,655.00	\$20,655.00	\$-	\$123,930.00	\$123,930.00	\$-	\$247,860.00
Total Assessment Income	\$20,655.00	\$20,655.00	\$-	\$123,930.00	\$123,930.00	\$0.00	\$247,860.00
Other Operating Income							
4600-00 Delinquent Fee Income	50.00	-	50.00	70.00	-	70.00	-
4606-00 Collection Cost Recovery	13.00	-	13.00	13.00	-	13.00	-
4700-00 Bank Interest Income	0.12	-	0.12	0.82	-	0.82	-
Total Other Operating Income	\$63.12	\$-	\$63.12	\$83.82	\$-	\$83.82	\$-
45-4500-00 Reserve Transfer	-	-	-	(22,832.00)	-	(22,832.00)	-
Total OPERATING INCOME	\$20,718.12	\$20,655.00	\$63.12	\$101,181.82	\$123,930.00	(\$22,748.18)	\$247,860.00
OPERATING EXPENSE							
Admin Expense							
5000-00 Mgmt Contract	1,050.00	1,050.00	-	6,300.00	6,300.00	-	12,600.00
5001-00 Mgmt Misc	106.12	-	(106.12)	164.78	-	(164.78)	-
5010-00 Postage - Mailings	11.06	20.00	8.94	78.55	120.00	41.45	240.00
5020-00 Printing	-	190.92	190.92	231.46	1,145.52	914.06	2,291.00
Total Admin Expense	\$1,167.18	\$1,260.92	\$93.74	\$6,774.79	\$7,565.52	\$790.73	\$15,131.00
51-5085-00 Misc Admin Expense	-	50.00	50.00	627.76	300.00	(327.76)	600.00
Other Administrative Expenses							
5045-00 Insurance Expense	-	293.00	293.00	4,211.00	1,758.00	(2,453.00)	3,516.00
Total Other Administrative Expenses	\$-	\$293.00	\$293.00	\$4,211.00	\$1,758.00	(\$2,453.00)	\$3,516.00
Legal and Professional							
5100-00 Legal General	-	66.67	66.67	213.00	400.02	187.02	800.00
5110-00 Legal Collections	13.00	-	(13.00)	13.00	-	(13.00)	-
5152-00 Audit/Tax Preparation	-	29.17	29.17	350.00	175.02	(174.98)	350.00
Total Legal and Professional	\$13.00	\$95.84	\$82.84	\$576.00	\$575.04	(\$0.96)	\$1,150.00
Common Utilities							
5500-00 Electricity	113.87	120.00	6.13	756.84	720.00	(36.84)	1,440.00
5510-00 Water/Sewer	2,174.15	2,166.67	(7.48)	3,374.37	13,000.02	9,625.65	26,000.00
5812-00 Trash/Recycling	1,855.50	960.42	(895.08)	6,485.07	5,762.52	(722.55)	11,525.00
Total Common Utilities	\$4,143.52	\$3,247.09	(\$896.43)	\$10,616.28	\$19,482.54	\$8,866.26	\$38,965.00
Landscape/Grounds							
5400-00 Landscape/Grounds Contract	4,994.00	4,994.00	-	29,818.00	29,964.00	146.00	59,928.00
5420-00 Landscape Other	973.00	381.08	(591.92)	5,429.00	2,286.48	(3,142.52)	4,573.00
5425-00 Tree Maintenance	-	316.67	316.67	500.00	1,900.02	1,400.02	3,800.00
5430-00 Contingency	-	83.33	83.33	900.00	499.98	(400.02)	1,000.00
5455-00 Irrigation Water	-	1,041.67	1,041.67	-	6,250.02	6,250.02	12,500.00
5470-00 Snow / Ice Management	-	3,000.00	3,000.00	25,139.00	18,000.00	(7,139.00)	36,000.00
Total Landscape/Grounds	\$5,967.00	\$9,816.75	\$3,849.75	\$61,786.00	\$58,900.50	(\$2,885.50)	\$117,801.00
Building Repairs and Services							
5455-00 Lighting Maintenance / Repair	-	33.33	33.33	250.00	199.98	(50.02)	400.00
5790-00 Building Maintenance / Repair	-	-	-	1,292.57	-	(1,292.57)	-
5791-00 Misc. Building Maintenance	-	25.00	25.00	-	150.00	150.00	300.00
6041-00 Fence Maintenance / Repair	463.73	125.00	(338.73)	4,273.73	750.00	(3,523.73)	1,500.00
Total Building Repairs and Services	\$463.73	\$183.33	(\$280.40)	\$5,816.30	\$1,099.98	(\$4,716.32)	\$2,200.00
Total OPERATING EXPENSE	\$11,754.43	\$14,946.93	\$3,192.50	\$90,408.13	\$89,681.58	(\$726.55)	\$179,363.00
Net Income:	\$8,963.69	\$5,708.07	\$3,255.62	\$10,773.69	\$34,248.42	(\$23,474.73)	\$68,497.00

Income Statement - Reserve

The Village at Highlands Ranch
6/1/2022 - 6/30/2022

Date: 7/14/2022

Time: 6:41 pm

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Other Operating Income							
4710-00 Bank Interest Reserve	\$-	\$-	\$-	\$2.53	\$-	\$2.53	\$-
Total Other Operating Income	\$-	\$-	\$-	\$2.53	\$-	\$2.53	\$-
Reserve Income							
4900-00 Reserve Transfer	-	(5,708.08)	5,708.08	22,832.00	(34,248.48)	57,080.48	(68,497.00)
Total Reserve Income	\$-	(\$5,708.08)	\$5,708.08	\$22,832.00	(\$34,248.48)	\$57,080.48	(\$68,497.00)
Total RESERVE INCOME	\$0.00	(\$5,708.08)	\$5,708.08	\$22,834.53	(\$34,248.48)	\$57,083.01	(\$68,497.00)
Net Reserve:	\$0.00	(\$5,708.08)	\$5,708.08	\$22,834.53	(\$34,248.48)	\$57,083.01	(\$68,497.00)